Case 18-10107-elf Doc 75 Filed 08/11/18 Entered 08/11/18 15:38:36 Desc Main Document Page 1 of 13

IN THE UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF PENNSYLVANIA

| In Re: | SADIE B. PEREZ, | | CHAPTER 13 |
|--------|-----------------|--|------------|
|--------|-----------------|--|------------|

Debtor : BANKRUPTCY NO. 18-10107

ORDER SUR DEBTOR'S OBJECTIONS TO PROOFS OF CLAIM FILED BY THE CITY OF PHILADELPHIA ("CITY") AND THE WATER REVENUE BUREAU OF THE CITY OF PHILADELPHIA ("WRB")

| | AND NOW, this | day of September, 20 | 18, it is hereby ORDERED | |
|----------|--------------------------|------------------------|--------------------------|-------|
| as follo | ws: | | | |
| | 1. The Objections are SU | STAINED. | | |
| | 2 The Proofs of Claim f | iled by CITY and WRB (| Nos 3 and 43) are REDUC | ED to |
| \$ | for real estate tax | es and liens and \$ | for water. | |
| | | | | |
| | | | | |

WHEREFORE, the Debtor requests that this court will enter the

Proposed Order accompanying the Objections.

/s/DAVID A. SCHOLL 512 Hoffman Street Philadelphia, PA. 19148 610-550-1765 Attorney for Debtor Case 18-10107-elf Doc 75 Filed 08/11/18 Entered 08/11/18 15:38:36 Desc Main Case 18-10107-elf Claim 4-1Document/05/Page 3-56[13] Document Page 1 of 8

| | formation to identify the case: |
|--------------------------------|--|
| Dector 1 | Sadle B. Perez |
| Deblor 2 (Spoust, if thing) | |
| United States | Bankruptoy Gourt for the: Eastern District of Pennsylvania |
| Case number | 18-10107 |

Official Form 410

Proof of Claim

04/16

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promisedry notes, purchase orders, invoices, itemized statements of running accounts, comments, judgments, mortgages, and security agreements. Do not send original documents; they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both, 18 U.S.C. §§ 152, 157; and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of hankruptcy (Form 309) that you received.

| i | Who is the current creditor? | City of Philadelphia Name of the correct credit Other names the creditor of | or (the person or e | ntity to be paid for this old | aim) | | |
|---|---|---|---------------------|-------------------------------|-------------------------------|-------------------------|--------------|
| | Has this claim been acquired from someone else? | ₩ No ☐ Yes. From whom? | | | | | |
| | Where should notices and payments to the creditor be sent? | Where should notices City of Philadelphi | | | Where should po different) | syments to the creditor | se sent? (if |
| | Federal Rule of Bankruptcy Procedure (FRBP) 2002(g) | Name 1401 JFK Blvd, 5t Number Street | | | Name Number Stre | *1 | |
| | | Philadelphia | PA | 19102 | | | ZIP Code |
| | | CIAY | State | ZIF Code | City | State | ZIM Pode |
| | | Contact phone 215-68 | 86-0503 | | Contact phone | | |
| | | Contact small Megar | .Harper@ph | ila.gov | Contact email | | - |
| | | Uniform claim identifier to | r Alectronici osyme | nts in chapter 12 (if you t | use one): | | |
| | Does this claim amend one already filed? | ☑ No ☐ Yes. Claim numb | ar on court plaim | s registry (if known) _ | _ | Filed on him / bit | 1 / YYYY |
| ŕ | Do you know if anyons else has filed a proof of claim for this claim? | ₩ Ne ☐ Yes. Who made t | he earlier filing? | | | | |

| п | Give Information | n About the Claim as of the Date the Case Was Filed | | | | | | |
|----|---|--|--|--|--|--|--|--|
| i. | Do you have any number you use to identify the debtor? | No Yes. Last 4 digits of the debtor's ascount or any number you use to identify the debtor: | | | | | | |
| 7 | How much is the claim? | \$18,959.20_ Does this amount include interest or other charges? | | | | | | |
| | MATERIAL STATE OF THE STATE OF | ☑ No. ☑ Yes. Attach statement itemizing interest, tees, expenses, or other | | | | | | |
| | | charges required by Benkruptoy Rule 3001(c)(2)(A) | | | | | | |
| 3. | What is the basis of the | Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card. | | | | | | |
| | ctaim? | Attach reducted copies of any documents supporting the claim required by Bankruptey Rule 3001(s). | | | | | | |
| | | Limit disclosing information that is entitled to privacy, such as health care information. | | | | | | |
| | | Municipal Claim | | | | | | |
| à | Is all or part of the claim | □ No | | | | | | |
| 11 | secured? | Yes. The claim is secured by a lien on property. | | | | | | |
| | | Nature of property: | | | | | | |
| | | Real estate. If the claim is secured by the debtor's principal residence, file a Mortgage Proof of Claim Attachment (Official Form 410-A) with this Proof of Claim. | | | | | | |
| | | Motor vehicle | | | | | | |
| | | Other, Describe: 5243 Westford Road and 6013 Walnut St., Phila., PA | | | | | | |
| | | | | | | | | |
| | | Basis for perfection: Attach reducted copies of documents. If any, that show evidence of perfection of a security interest (for | | | | | | |
| | | Attach reducted copies of documents, if any, that show statement, or other document that shows the lien has been filled or recorded.) | | | | | | |
| | | Value of property \$85,039.00 | | | | | | |
| | | Amount of the claim that is secured: 5 18,959,20 | | | | | | |
| | | Amount of the claim that is unsecured: \$(The sum of the secured and unsecured amounts should match the amount in line 7.) | | | | | | |
| | | 18,959.20 | | | | | | |
| | | Amount necessary to cure any default as of the date of the petition \$16,909.20 | | | | | | |
| | | Annual Interest Rate [Real Estate] (when case was filed) 9 % Annual Interest Rate [Judgments] (when case was filed) 5 % | | | | | | |
| | | Amount necessary to cure any detault as of the date of the person. | | | | | | |
| | | Annual Interest Rate [Real Estate] (when case was filled) 9 % Annual Interest Rate [Judgments] (when case was filled) 6 % | | | | | | |
| | 0. Is this claim based on a | Annual Interest Rate [Real Estate] (when case was filled) 9 % Annual Interest Rate [Judgments] (when case was filled) 5 % Fixed Vanable | | | | | | |
| | (). Is this claim based on a loase? | Annual Interest Rate [Real Estate] (when case was filled) 9 % Annual Interest Rate [Judgments] (when case was filled) 7 % Fixed Vanable | | | | | | |
| | | Annual Interest Rate [Real Estate] (when case was filled) 9 % Annual Interest Rate [Judgments] (when case was filled) 5 % Fixed Vanable No Yes, Amount necessary to cure any default as of the date of the petition. | | | | | | |

| AND THE STATE OF T | | | | | | |
|--|--|--|---|---|--|--|
| . Is all or part of the claim entitled to priority under | ☑ Ne | | | Amount entitled to priorit | | |
| 11 U.S.C. § 507(a)? | Yes. Check o | | edd suegod) under | Canada and a second | | |
| A claim may be partly priority and partly | 11 0.5.0 | support obligations (including alimony and s § 507(a)(1)(A) or (a)(1)(B). | | \$ | | |
| nonpriority. For example, in some categories, the law limits the amount entitled to priority. | D Up to \$2, personal. | s50° of deposits toward purchass, lease, or family, or household use, 11 U.S.C. § 507(a | rental of property or 8)(7). | ervines for § | | |
| entition to billions. | bankrupt | alaries, or commissions (up to \$12,850°) est by position is filed or the debtor's business en \$ 507(a)(4). | ned within 180 days ids, whichever is earl | before the let. S | | |
| | | penalties owed to governmental units, 11 U. | S.C. § 507(a)(8). | 8 | | |
| | D Contribut | ions to an employes benefit plan. 11 U.S.C. | § 507(a)(5). | \$ | | |
| | | secify subsection of 11 U.S.C. § 507(a)() II | | \$ | | |
| | | e subject to adjustment on 4/03/19 and every 3 year | | egun on or after the date of adjustment | | |
| 5ign Below | | | | | | |
| ne person completing | Check the approp | viele box: | | | | |
| nie proof of claim must | ☐ I am the cre | | | | | |
| gn and date it. RBP 9011(b). | The state of the s | hior's attorney or authorized agent. | | | | |
| you file this claim | I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004. | | | | | |
| ectronically, FRBP 005(a)(2) authorizes courts establish local rules | ☐ I am a guara | ntor, surety, endorser, or other codebtor. Ba | nieruptoy Rule 3005. | | | |
| pecifying what a signature s. | Lunderstand that amount of the cla | an authorized signature on this <i>Proof of Cla</i> im. the creditor gave the debtor credit for an | m serves as an ackn y payments received | owledgment that when esticulating the toward the debt. | | |
| person who files a raudulent claim could be ined up to \$500,000, mprisoned for up to 5 | I have examined and correct. | the information in this Proof of Claim and ha | ve a reasonable belie | of that the information is true | | |
| ears, or both. 8 U.S.C. §§ 152, 157, and | I declare under p | enalty of perjury that the foregoing is true an | d correct. | | | |
| 1571. | Executed on dat | 07/03/2018 MM / DD / PVYY | | | | |
| | IN No. in submission | N. Harper | | | | |
| | Print the name | of the person who is completing and sign | ing this claim: | | | |
| | Name | Megan N. Harper First name Middle nam | | Last name | | |
| | Title | Deputy City Solicitor | | | | |
| | Company | City of Philadelphia Law Revenue identify the corporate servicer as the company | e Buréau I the authorized agent a | a servicer. | | |
| | Address | 1401 JFK Blvd, 5th Floor | | | | |
| | | Number Street | PA | 19102 | | |
| | | Philadelphia City | State | ZIP Gode | | |
| | | 100 Namasana (1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | Fe 171 | Megan Harper@Phila.gov | | |
| | Consact phone | 215-686-0503 | Email | Michall Halberte Lind And | | |

Official Form-410 Proof of Claim page 3

Page 4 of 8 Bankruptey #18-10107 Filing date: 11/09/2018

Case 18-10107-eff Claim 4-1 Critical PAINASCIPPINA Desc Main Document Pre-Petition Nemized Statement

Debter: Sadie B. Perez Case 18-1010 / Interest, and Penallies as of: 07/06/2018

| COMMENTS | | | | | 3,201.68 6013 Warrut Street, Philadelphia, PA | Lien #00070077 clean and soal up vacant building at 5013 Walnut St., Philadelphia, PA | Lien #03060870 clean and seal up vacant 1,555.78 building at 6013 Walnut St., Philadelphia, PA | Lien #99070245repair drainage systom at 6013 13,537,75 Walnut SL, Philadelphia, PA | | | |
|------------------------|----------------|-----------|-----------|-----------|---|--|---|---|---------------|---|--------------|
| - | - | 30 | 80 | 200 | .68 6013 | Lien # 563.99 buildn | Clern (| Lien t | -52 | | |
| TOTALS | | 1291,20 | 1,067,80 | 842.58 | 3.38 | £26 | 1,655 | 13,537 | 15,757.52 | | |
| | | up | 60 | o | lis. | i/i | 09 | 66 | 6/9 | - | 4 |
| AMOUNT | | | | | | | | | | | |
| OTHER | | 159.79 | \$ 91.45 | | | \$ 22.01 | \$ 46.56 | 319.00 | | | |
| PENALTY | | \$ 67.84 | | | | | | 920 | | | \$ 18,959.20 |
| INTEREST | | 94.49 | 5 7.27 | | | 331.70 | | 60 | | | TOTAL CLAIM |
| TAX | | 969.08 | 969.08 | | | 310.28 | 801.21 | B 250 DN | | | |
| TAX TYPE | | REA | | REA | | 3 | | | Ī | | |
| PERIOD / YEAR TAX TYPE | SECURED CLAIMS | 12312016Y | 12312017Y | 1231201BY | TOTAL | W00000000 | 0K373013v | To the same | Acceptance of | | |
| ACCOUNT | | 34057300 | 31057300 | 311367300 | DAMOND BUILD | 34667300 | 94067900 | 0000000 | 21001300 | | |

Case 18-10107-elf 20 Doc 75 Filed 08/11/18 Entered 08/11/18 15:38:36 Desc Main Case 18-10107-elf Claim 4-1Document Page 7-6f 13 in Document

| LANA702 A150 | CI | AGENCY I | I L A D E L P RECEIVABLES BILLS | HIA | 07/03/18 11:23 AM |
|--|--|------------|---------------------------------------|--------|----------------------|
| TREET CODE.: UBJECT ADDR: ALL ADDRESS: | 81140 HOU 06013 WALN PEREZ SADI 5243 WESTE PHILADELPE WK/LIEN | UT ST E | | *: | |
| X BILL DATE | | PRINCIPAL | INTEREST | LIEN | TOTAL |
| | L54 C01 | 310.28 | 331.70 | 22.01 | 663.99 |
| 06/09/2000 029716 | L54 C01 | 801.21 | 708.01 | 46.56 | 1,555.78 |
| - 05/27/2003 - 990461 - 06/30/1999 | L55 P03 | 6,250.00 | 6,968.75 | 319,00 | 13,537.75 |
| TOTALS | DUE: | 7,361.49 | 8,008.46 | 387.57 | 15,757.53 |
| ENTER=PROCE | | =HELD | *********** | | PF12=EXIT |

AT TOP OF LIST

Case 18-10107-elf Claim 4-1Document 05/12/18 Entered 08/11/18 15:38:36 Desc Main Case 18-10107-elf Claim 4-1Document 05/12/18 Document Page 6 of 8

| PEREZ SADIE STREET CODE.: 81140 HOUSE NUMBER: 06013 BILL NUMBER: 021888 ACTIVITY DATE: 06/2000 PRINCIPAL DUE.: AGENCY TYPE L LICENSES & INSPECTION INTEREST DUE.: WORK DESCRIPTION: 54 L&I PCLN & SEAL (GF) BILL DATE 06/09/2000 OTHER DUE WORK COMPLETION DATE: 04/10/2000 PRINCIPAL DUE VIOLATION DATE: 03/03/2000 PRINCIPAL PAID: | |
|---|-------------------------------------|
| LIEN CODE | 310,28 331,70 22,01 663,99 |

PF1=HELP PF4=COMMENTS PF5=REFER HIST TRANSFER TO A130 COMPLETE Case 18-10107-elf Doc 75 Filed 08/11/18 Entered 08/11/18 15:38:36 Desc Main Case 18-10107-elf Claim 4-1Document 05/ Page 9-6f 13 n Document

| LANA702 A130 | CITY OF PHILADELPHIA AGENCY RECEIVABLES INQUIRE BILL | 07/03/18 11:24 AM |
|--|--|---------------------------------------|
| PEREZ SADIE STREET CODE.: 81140 ACTIVITY DATE AGENCY TYPE WORK DESCRIPTION BILL DATE WORK COMPLETION DATE VIOLATION DATE LIEN CODE CLEAN AND SEAL UP BATCH NUMBER B OF R NUMBER HOUSE SUPPIX BILL TYPE UPDATE INFO | .: 05/2003 FRINCIPAL DOE.: L LICENSES & INSPECTION INTEREST DUE.: 54 LAI PCIN & SEAL (GF) LIEN DUE 05/27/2003 OTHER DUE 105/27/2003 POTAL DUE 107/2003 PRINCIPAL PAID 104/14/2003 PRINCIPAL PAID 101 VACANT BUILDING LIEN PAID 103057300 COLLECTION STATUS: 100058 OVERFLOW 100058 INFO? | 801.21 708.01 46.56 1,555.78 |
| | AND DESCRIPTION OF THE PROPERTY OF THE PROPERT | PF12=EXI |

PF1=HELP PF4=COMMENTS PF5=REFER HIST TRANSFER TO A130 COMPLETE Case 18-10107-elf 20 Doc 75 Filed 08/11/18 Entered 08/11/18 15:38:36 Desc Main Case 18-10107-elf Claim 4-Document/05/Page 16-06/19/10 Document Page 8 of 8

| LANA702 A130 | CITY OF PHILADELPHIA AGENCY RECEIVABLES INQUIRE BILL | 07/03/18 11:24 AM |
|--|--|--------------------------------|
| WORK DESCRIPTION BILL DATE BOSK COMPLETION PATE VIOLATION DATE LIEN CODE REPAIR DRAINAGE SYS BATCH NUMBER. LIEN NUMBER. HOUSE SUFFIX | 06/1999 | 6,250,00 6,968,75 319,00 |
| PFI=HELP | *************************************** | PF12=EX |

TRANSFER TO A130 COMPLETE

Case 18-10107-elf Doc 75 Filed 08/11/18 Entered 08/11/18 15:38:36 appesc Main

| FIII in this is | formation to identify the case: |
|-----------------------------|---|
| Deathr 1 | Sadie B Perez |
| Depter 2 (Speak, if Ming | |
| I/miled States | Brinkruptcy Coun for the Eastern District of Pennsylvania |
| Case number | 18-10107 |

Official Form 410

Proof of Claim

04/16

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any occurrents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. Do not send original documents; they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$600,000, imprisoned for up to 5 years, or both, 18 U.S.C. §§ 152, 157, and 3571,

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

| | Who is the current creditor? | Water Revenue Bu Name of the current meditor of Other names the creditor of | or (the person or e | | | | |
|--|---|---|---------------------|-------------------------|---|------------------|----------|
| | Has this claim been acquired from someone else? | ₩ No Yes, From whom? | | | | | |
| | Where should notices and payments to the creditor be sent? | Where should notices | | be sent? | Where should payments to the creditor be sent? (if different) | | |
| | Federal Rule of Bankruptcy Procedure (FRBP) 2002(g) | Name 1401 JFK Blvd, 5t | 104901 | | Name | | |
| | | Number Birnet Philadelphia PA 19102 | | | Numbur Street | | |
| | | City Contact phone 215-68 | Slate 5-0508 | ZIP Code | Contact phone | State | ZIP Code |
| | | Contact error Pamels | | gphila gov | Contact email | | |
| | | Uniform claim identifier for electronic payments in chapter 13 (if you use one): | | | | | |
| | Does this claim amend one already filed? | ₩ No □ Yes. Claim numbe | er on court claim | a registry (if known) _ | | Filed on MM - DI | D F YYYY |
| | Do you know if anyone else has filed a proof of claim for this claim? | ☑ No ☐ Yes. Who made to | ne earlier filing? | unitev | | | |

| | Do you have any number you use to identify the debtor? | No. Ves. Last 4 digits of the debtor's account or any number you use to identify the debtor: 0 5 4 2 | | | | | |
|---|--|--|---|---|--------------------|--------------------------|--|
| | How much is the claim? | I 1966.97 Does this amount include interest or other charges? ☐ No ☐ Yes. Attach statement itemizing interest, less, expenses, or other charges required by Sankruptcy Rule 3001(c)(2)(A). | | | | | |
| | DOM HIDELIA AND AND AND AND AND AND AND AND AND AN | | | | | | |
| | | | | | | | |
| | What is the basis of the | Examples' Goods sold, money loaned, lease, services performed, personal injury or wrongful ceath, or credit card. | | | | | |
| | claim? | Attach reducted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c). | | | | | |
| | | Limit disclosing information that is entitled to privacy, such as health care information. | | | | | |
| | | Municipal Claim | | | | | |
| Is all or part of the claim ☐ No secured? Yes. The claim is secured by a lien on property. | | | | | | | |
| | secured? | ☑ Yes. | Nature of property: | property | | | |
| | | | ☑ Real estate. If the claim is se | cured by | he deb | or's principal residence | e, file a Mortgage Proof of Claim |
| | | | Attachment (Off | icial Form | 410-A) | with this Proof of Clair | t i |
| | | | Motor vehicle Other, Describe: Se | e Attac | ned Ite | mized Statment | |
| | | | Basis for perfection: Re | al Esta | ier | | |
| | | | The second second was to be a described | ction of a security interest (for r document that shows the lien has | | | |
| | | | Value of property | | 4 | 172,300.00 | |
| | | | Amount of the claim that is se | cured: | \$ | 11,966.97 | |
| | | | Amount of the claim that is un | secured | 9 | | sum of the secured and unsecured unts should match the amount in line ? |
| | | | Amount necessary to cure an | y default | as of th | e date of the petition | 511,966.97 |
| | | Annual Interest Rate [Real Estate] (when case was filed) % Annual Interest Rate [Judgments] (when case was filed) % | | | | | |
| | | | Annual Interest Rate [Real Es Annual Interest Rate [Judgme | tatej (whi intsj (whi | n case n case | was filed) % | |
| | | | Annual Interest Rate [Judgme | tate] (whi ents] (who | n case n case | was filed) 70 | |
| | 0 to this plate beard on a | Ø sis | Annual Interest Rate [Judgme | tate] (who | en case in case | was filed) | |
| | 0, is this claim based on a lease? | ☑ No | Annual Interest Rate [Judgme | ents] (who | n çase | was filed)% | \$ |
| | | 1.00 | Annual Interest Rate [Judgme | ents] (who | n çase | was filed)% | \$ |
| | | ☐ Yes | Annual Interest Rate [Judgme | ents] (who | n çase | was filed)% | * |
| | lease? | ☐ Yes | Annual Interest Rate [Judgme | ents] (who | n case | e date of the petition, | * |

Bankruptcy: 16-10107 Filing data 01/08/2018

693/466 p.n.esc Main Document Page 4 of 4

| Ford Brings Bungarsc Ma | re-Petition Itemized Statement |
|-------------------------|--------------------------------|
| Claim 3-1 | Pre |
| Case 18-10107-elf | 01/06/2018 |
| Debtor; Sadle 8 Perez | Interest, and Penallies as of |

| COMMENTS | 5243 WESTFORD RD 19120 6013 WALNUT ST 19139 6013 WALNUT ST 19139 | |
|---------------------------------------|---|--|
| TOTALS | \$ 246.14 | \$ 11,966.97 |
| LIEN | 140.00 50.00 20.00 | 210.00 |
| PENALTY | 2.588.15 196.14 S 149.77 S | 2.932.06 |
| TAX PRINCIPAL | 8,082.14 | 8.824.91 |
| Water Usage Period SECURED CLAIMS: | 10/01/2006-01/08/2018 01/18/2013-01/08/2018 08/06/2013-01/08/2018 | SECURED WATER TOTALS 3 |
| ACCOUNT NUMBER | 008-82505-05243-001 049-81140-05013-002 049-81140-05013-002 | Total Value of Properties: \$172,300.00 |